२०१००८२६१८०३३५००१

विकास नियंत्रण नियमावली, सोलापूर
महाराष्ट्र प्रादेशिक व नगर रचना
अधिनियम, १९६६ चे कलम-३७(२)
अन्वये फेरबदल मंजूर करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०३२
शासन निर्णय क्रमांक- टिपीएस-१७०९/२२०७/प्र.क्र.२२६०/२०१०/नवि-१३
दिनांक :- २०.०८.२०१०

शासन निर्णय :- सोबतची शासकिय अधिसूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(वि.म. रानडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
आयुक्त, सोलापूर महानगरपालिका, सोलापूर.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहाय्यक संचालक नगर रचना, सोलापूर शाखा, सोलापूर.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, आयुक्त सोलापूर महानगरपालिका, सोलापूर, सहाय्यक संचालक नगर रचना, सोलापूर शाखा, सोलापूर यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

Repet Notification Dt.23.11.09

Notice under section 37(2) of Modification to Development Control Regulations for Solapur Municipal Corporation.

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.

Date – 20.08.2010

No.TPS-1709/2207/C.R.2260/2010/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, the Development Control Regulations for Solapur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1702/454/CR-52 /2003/UD-13, dated 18th August, 2004 and which come into force with effect from 9th September, 2004;

And whereas, under section 37 of the Maharashtra Regional & Town Planning Act, 1966, the Government vide its notification dated 17.3.2008 has directed to all the Municipal Corporations to make a new provision regarding "Tourism Development";

And whereas, the Solapur Municipal Corporation (hereinafter referred to as "the said Corporation") decided to add the above provision vide its resolution no.147, dated 22.08.2008 and has empowered said Corporation to complete the procedure under section 37(1) of the said Act and to submit it to the Government for sanction;

And whereas, the said Corporation after following all the legal formalities under section 37(1) of the said Act, submitted a proposal of Modifications to the said Regulations (hereinafter referred to as "the said Modifications") to the Government for the sanctioned vide its letter dated 9. 6.2009;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary with some changes;

Now therefore, in exercise of the powers conferred under sub-section 2 of section 37 of the said Act, the Government of Maharashtra hereby sanctions the Modification proposal with some changes as mentioned in the schedule attach herewith and add in the sanctioned Development Control Rules of Solapur Municipal Corporation in Rule No.61.:-

Note :-

1) Aforesaid schedule of Modification to the said Regulation is kept open for inspection of the public during office hours in the office of the Solapur Municipal Corporation, Solapur.
2) Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.
3) In the schedule of Modifications appended to the Notification sanctioning the said Development Plan after the last entry the new entry shall be added as per Schedule of modification appended herewith.
4) This Notification is also published on Government website www.urban.government.in.

By order and in the name of Governor of Maharashtra.

(V.M.Ranade)
Under Secretary to Government.

(See Rule No.61)

Schedule of Modification

REGULATIONS FOR TOURISM DEVELOPMENT ZONE

The Planning Authority shall allow the development in as per following terms & conditions-

1) General Conditions –

a) Tourism Development Zone can be developed by individual or company or partnership firm or Government/semi Government organisation /corporations.

b) These regulations shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as set out herein below.

2) Tourism Development Zone Committee – Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of

SR.NO.	NAME	POSITION
(i)	Secretary Tourism Development Department, Mantralaya	chairman
(ii)	Divisional Commissioner, Pune Division, Pune	Member
(iii)	Municipal Commissioner	Member
(iv)	Deputy Director of Town Planning, Pune Division, Pune	Member
(v)	Representative of Hotel Industries, Solapur	Member
(vi)	Environmentalist	Member
(vii)	Architect, having 20 years experience in Architectural practices	Member

This Committee may be called "Tourism Development Zone Committee" (TDZC). The Persons at Sr. No. 5, 6 & 7 of the Committee may be nominated by Secretary, Tourism Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.

3) Size of plot & FSI – Minimum requirements regarding the size of the plot for Tourism Development Zone & other features shall be as follows –

TDZ area	Development Zone	No Development Zone Total NDZ holding	Max. TDZ area permissible (fixed)	Max. FSI permissible
		Area in hectare	Area in hectare	Area in sq. mt.
FSI permissible	As in the DCR s	2.00	1.00	5000 square metre
		2.00-3.00	1.10	5500 square metre
		3.00-4.00	1.20	6000 square metre
		4.00-5.00	1.40	7000 square metre
		5.00-6.00	1.60	8000 square metre
		6.00-7.00	1.70	8500 square metre
		7.00-8.00	1.80	9000 square metre
		8.00-9.00	1.90	9500 square metre
		9.00-10.00	2.00	10000 square metre
		Above 10.00	1/5th of the holding	Half of the area of TDZ (0.5 FSI of TDZ area.)

Note :

(i) After deducting the area of Tourism Development Zone, FSI will be available for the rest of the land in No development Zone as provided for No development Zone under Development Control Regulations.

(ii) For plots each more than 2 hectare in area in No development Zone no sub-division of plots shall be permitted.

4) Smaller Plots : - For existing landholders having smaller plots in No development Zone, the provisions of promotion of Tourism through bed & breakfast type of the arrangement for tourism shall be permissible at recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department . There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

5) Prohibition for inclusion in TDZ :- Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -

(a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra pollution Control Board.

(b) Areas from No development Zone directly abutting the Residential Zone without being separated by road having width not less than 18.25 metre

6) Infrastructural facilities – All the infrastructural facilities required in site as specified by Municipal Corporation and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Municipal Corporation & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any waterbody.

7) Revised sites for TDZ – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing Waterbody, scenic beauty, tree plantation or geological formation etc. but are designated/ reacrved in the Development Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site however shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone out of the site designated for open user such as Recreation Ground, parks etc.

8) Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zones, efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

V.Ranade

(V.M.Ranade)
Under Secretary to Government.